075.0	0003	0009.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 873,500 / 873,500
					USE VALUE: 873,500 / 873,500
					ASSESSED: 873,500 / 873,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		INTERVALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETROV PETRE I &
Owner 2:	KALTCHEVA ZORNITZA
Owner 3:	
Street 1:	11 INTERVALE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TURNHEIM CHRISTIANE/RENE -
Owner 2:	-
Street 1:	11 INTERVALE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1973, having primarily Clapboard Exterior and 2344 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7200.000	428,300		445,200	873,500
Total Card	0.165	428,300		445,200	873,500
Total Parcel	0.165	428,300		445,200	873,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.65 | /Parcel: 372.6

Legal Description

User Acct 47504

GIS Ref

GIS Ref

Insp Date 10/25/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 075.0-0003-0009.A

!6275!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	428,400	0	7,200.	445,200	873,600	873,600	Year End Roll	12/18/2019
2019	101	FV	345,800	0	7,200.	445,200	791,000	791,000	Year End Roll	1/3/2019
2018	101	FV	345,800	0	7,200.	381,600	727,400	727,400	Year End Roll	12/20/2017
2017	101	FV	345,800	0	7,200.	356,200	702,000	702,000	Year End Roll	1/3/2017
2016	101	FV	345,800	0	7,200.	305,300	651,100	651,100	Year End	1/4/2016
2015	101	FV	309,100	0	7,200.	273,500	582,600	582,600	Year End Roll	12/11/2014
2014	101	FV	242,700	0	7,200.	253,100	495,800	495,800	Year End Roll	12/16/2013
2013	101	FV	242,700	0	7,200.	241,400	484,100	484,100		12/13/2012

PRINT

Date	Time
12/10/20	21:04:15

LAST REV

Date	Time
04/30/19	14:04:32

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6275

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TURNHEIM CHRIST	63817-184		6/26/2014		685,000	No	No		
STONER DIANE F	39701-30		6/26/2003		475,000	No	No		
	14764-404		10/1/1982		125,000	No	No		Y

USER DEFINED

Prior Id # 1:	47504
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2015	1740	Manual	2,121					
9/28/2012	1246	Manual	4,500	C				
10/6/2011	1251	Manual	2,500					replace patio door
10/4/2010	2082	New Wind	700					REPL 1 WINDOW
9/21/2009	873	New Wind	3,000					
5/6/2008	442	Manual	500			G9	GR FY09	install 30 x 19 ba
9/7/2007	787	Manual	3,000					fireplace wood ins
9/4/2007	769	Manual	2,000					replace window out
12/2/2003	1017	Redo Bat	2,500					
8/9/2003	699	New Wind	1,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	Info At Door	BS	Barbara S
6/10/2015	Field Review	PT	Paul T
4/18/2013	Info Fm Prmt	EMK	Ellen K
4/17/2009	Meas/Inspect	189	PATRIOT
4/2/2004	Permit Visit	BR	B Rossignol
3/30/2004	External Ins	BR	B Rossignol
11/13/1999	Inspected	256	PATRIOT
10/21/1999	Measured	263	PATRIOT
7/26/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200		Sq. Ft.	Site		0	70.	0.88	4									445,198						445,200	

Total AC/HA: 0.16529 | Total SF/SM: 7200 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 445,198 | Spl Credit | Total: 445,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1973	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.2	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.26910377
Const Adj.:	0.98294199
Adj $ / SQ:	118.508
Other Features:	102572
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447078
Depreciation:	18777
Depreciated Total:	428301

COMMENTS

PDAS NC=NEW SFL ADD IN REAR BSMT SINK
WET BAR SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

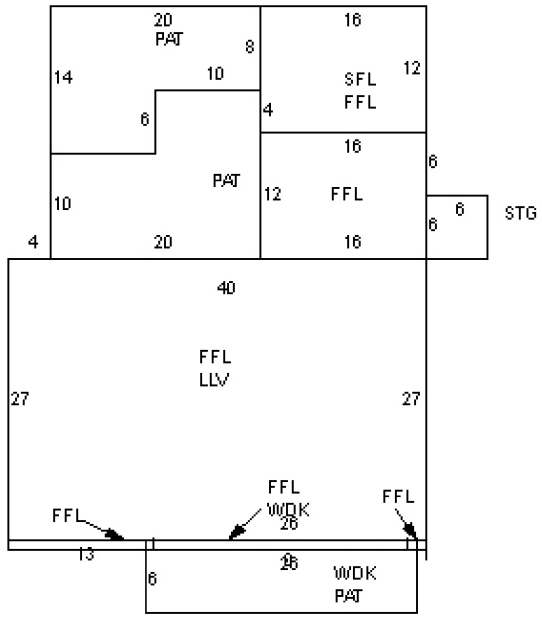
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	130.36
Special Features:	0	Val/Su Net:	117.99
Final Total:	428300	Val/Su SzAd	252.54

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,504	118.510	178,236
LLV	Lower Level	1,080	91.330	98,631
PAT	Patio	636	2.790	1,775
SFL	Second Floor	192	118.510	22,754
WDK	Deck	182	11.300	2,056
STG	Storage	36	11.360	409

Net Sketched Area:	3,630	Total:	303,861

Size Ad	1696	Gross Are	3630	FinArea	2344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

075.0-0003-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	